

Request for Council Action

Originator Planning	Item Rezone Multiple parcels in the Penn American District as recommended by the Penn American District Plan
Agenda Section Ordinances	Date 1/26/2015
Description	

GENERAL INFORMATION

Applicant: City of Bloomington

Locations and Request:

Case Letter	Addresses	Rezone Primary District
A	1600 and 1700 West 82 nd Street and 8101 Knox Avenue South	From CO-1 (Commercial Office) to C-4 (Freeway Office) <i>[SouthPoint Office Center]</i>
B	8100 Knox Avenue South	From R-1 (Single-Family Residential) to RM-50 (Multiple-Family Residential) <i>[Knox Landing Apartments]</i>
C	8100 Penn Avenue South	From CO-0.5 (Commercial Office) to C-4 (Freeway Office) and B-1 (Neighborhood Office) <i>[Southtown Office Park]</i>
D	8000 and 8040 Penn Avenue South	From B-3 (General Business) to C-5 (Freeway Mixed Use) <i>[Bloomington Chrysler Jeep auto dealership]</i>
E	7901 and 7999 Penn Avenue South	From CR-1 (Regional Commercial) to C-3 (Freeway Commercial Center) <i>[Wedding Day Jewelers and Jiffy Lube]</i>
F	7803 Penn Avenue South	From CR-1 (Regional Commercial) to C-3 (Freeway Commercial Center) and C-5 (Freeway Mixed Use) <i>[Southtown Shopping Center]</i>
G	1700, 1750, and 1800 American Boulevard West and 1601 Southtown Drive	From CR-1 (Regional Commercial) to C-4 (Freeway Office) <i>[Lucky's and Mitsubishi and Lupient auto dealerships]</i>
H	1601 and 1701 American Boulevard West, 1600 West 81 st Street and 8033 Knox Avenue South	From C-1 (Freeway Office and Service) to C-5 (Freeway Mixed Use) <i>[Luther Kia and Fiat auto dealerships]</i>
I	8030 Humboldt Avenue South	From C-1 (Freeway Office and Service) to C-4 (Freeway Office) <i>[Luther Infiniti of Bloomington auto dealership]</i>

Note: The existing Planned Development (PD) overlay zoning districts will remain in place.

DEADLINE FOR AGENCY ACTION

Waived by applicant

STAFF CONTACT

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Requested Action

RECOMMENDATION

Staff recommends the following motions to approve rezoning 14 properties and continue the public hearing on rezoning of five properties (Jiffy Lube, Wedding Day, Southtown, Lucky's and Mitsubishi).

Rezoning these parcels:

- A) In Case 10940A-14, move to approve rezoning the primary district from CO-1 (Commercial Office) to C-4 (Freeway Office) for 1600 and 1700 West 82nd Street and 8101 Knox Avenue South [*Southpoint Office Center*];
- B) In Case 10940B-14, move to approve rezoning the primary district from R-1 (Single-Family Residential) to RM-50 (Multiple-Family Residential) for 8100 Knox Avenue South [*Knox Landings*];
- C) In Case 10940C-14, move to approve rezoning the primary district from CO-0.5 (Commercial Office) to C-4 (Freeway Office) and B-1 (Neighborhood Office) for 8100 Penn Avenue South [*Southtown Office Park*];
- D) In Case 10940D-14, move to approve rezoning the primary district from B-3 (General Business) to C-5 (Freeway Mixed Use) for 8000 and 8040 Penn Avenue South [*Bloomington Chrysler Jeep*];
- G) In Case 10940G-14, move to approve rezoning the primary district from CR-1 (Regional Commercial) to C-4 (Freeway Office) for only 1700 American Boulevard West and 1601 Southtown Drive [*Lupient Chevrolet*];
- H) In Case 10940H-14, move to approve rezoning the primary district from C-1 (Freeway Office and Service) to C-5 (Freeway Mixed Use) for 1601 and 1701 American Boulevard West, 1600 West 81st Street and 8033 Knox Avenue South [*Luther Kia and Luther Fiat*]; and
- I) In Case 10940I-14, move to approve rezoning the primary district from C-1 (Freeway Office and Service) to C-4 (Freeway Office) for 8030 Humboldt Avenue South [*Luther Infiniti of Bloomington*].

Continue action on these parcels to August 3, 2015:

- E) In Case 10940E-14, move to continue the public hearing to August 3, 2015 for 7901 and 7999 Penn Avenue South [*Wedding Day Jewelers and Jiffy Lube*];
- F) In Case 10940F-14, move to continue the public hearing to August 3, 2015 for 7803 Penn Avenue South [*Southtown Shopping Center*]; and
- G) In Case 10940G-14 for only 1750 and 1800 American Boulevard West [*Mitsubishi, and Lucky's*], move to continue the public hearing to August 3, 2015.

The Planning Commission recommends denial of all nine rezonings based on concerns about new zoning district requirements being too prescriptive.

The Housing and Redevelopment Authority recommends proceeding with the rezonings as recommended in the adopted District Plan.

Attachments:

Staff Report

Rezoning Ordinance

Comparison of Standards for Each Rezoning Area

Planning Commission Minutes - 9/11/14